

## GLADSTONE PLANNING COMMISSION MEETING MINUTES of June 16, 2015

Meeting was called to order at 6:31 PM.

### ROLL CALL:

The following City officials answered roll call: Commissioner Kirk Stempel, Commissioner Malachi de AElfweald, Commissioner Linda Neace, Commissioner Kevin Johnson, and Chairperson Tammy Stempel. Late arrival: Les Poole 6:35.

### ABSENT:

Commissioner Michele Kremers - unexcused

### STAFF:

Jolene Morishita, Assistant City Administrator; David Doughman, City Attorney; Clay Glasgow, City Planner

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Chairperson Stempel made a few comments regarding the duties of the Planning Commission.

### CONSENT AGENDA:

There was no discussion. *Commissioner Neace made a motion to accept the consent agenda. Motion was seconded by Commissioner Kirk Stempel. Motion passed unanimously.*

### REGULAR AGENDA:

1. Public Hearing: Z0179-D; Design Review, Renovations to Existing Mazda of Gladstone, 19405 McLoughlin Boulevard, LRS Architects:

Commissioner de AElfweald was the only commissioner who has not visited the site. There were no questions/challenges from the audience. City Planner Clay Glasgow presented the staff report. Commissioner de AElfweald had questions regarding materials being used, signage, and parking spaces. City Planner Glasgow clarified. Chairperson Stempel asked about changes being made without prior approval and if those would be brought back before the Planning Commission. City Planner Glasgow said that he will be checking on the progress. Commissioner Poole wanted the contractors to take into consideration the noise levels for nearby residents.

Applicant: Rocco Terry, a representative from the Smith Auto Group, said that the materials they will be using are very high-end. They are willing to add landscaping. Daniel Drake from LRS Architects went over a list of the building materials. Mike Funk, Fire Marshall, asked if they could make the address number larger.

Public Testimony: None.

*Commissioner Johnson made a motion to close the public hearing. The motion was seconded by Commissioner Neace. Motion passed unanimously.*

Discussion: Everyone agreed that the plan looks great.

*Commissioner Poole made a motion to approve the application Z0179-D for the renovations to Existing Mazda of Gladstone. Commissioner de AElfweald made a motion to revise the motion to approve the application Z0179-D and to include the addition of Item #8, the applicant to work with the Fire Department regarding address signage in order to deal with the safety issues. Motion was seconded by Commissioner Poole. Motion passed unanimously.*

2. Public Hearing: Z0185-15-C & D: Conditional Use/Design Review, Tri-Plex. Subject property is zoned R-7.2, Single-Family Residential and located at 19105 Oatfield Road, between Heather Way and Kenmore Street.

City Planner Glasgow presented the staff report. This is essentially the same plan that was approved in 2007, but had expired. He had a question regarding windows. Commissioner de AElfweald asked if the parking was going to change. Mr. Glasgow said that it would. Commissioner Johnson had questions regarding exterior walls and sewage lines. Both are required under City code. Mike Funk, Fire Marshall, had some concerns regarding the 150 ft. limitation requirement for fire hoses and the approach/accessibility. He would also like to ask for address numbers on the garages. There was a discussion regarding sidewalk/driveway strength and traffic/visibility. With the exception of Commissioner de AElfweald, everyone has been by the site. Applicant: Dale Crittenden, the owner of the property, said they would honor all the requests that were brought up. He said this may not be the final plan. It was agreed that the Planning Commission would make their final decision at the next meeting when Mr. Crittenden presents them with a final plan.

*Commissioner de AElfweald made a motion to hold over Z0185-15-C & D until the July 21<sup>st</sup>, 2015 meeting when the applicant can present a final plan, including site elevations, and work with the Fire Department and Public Works regarding the issues discussed. Motion was seconded by Commissioner Neace. Motion passed unanimously.*

3. Work Session: Gladstone Code Review – City of Salem’s Ordinance – Wireless Communications Facilities.

Commissioners went over the code and discussed changes that needed to be made. City Attorney Doughman will send a revised version of the ordinance to Commissioners for their review and schedule a hearing in August.

## **BUSINESS FROM THE PLANNING COMMISSION**

There was a discussion regarding garage sales. Other cities have better ordinances to address issues. Mr. Glasgow suggested taking it out of “Nuisance” and putting it under Title 17. Other cities require a permit and charge a fee.

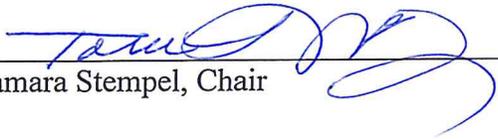
There was a discussion regarding the agenda items coming up at the next meeting.

## **ADJOURN**

*Commissioner Neace made a motion to adjourn the meeting. The motion was seconded by Commissioner de AElfweald. Motion passed unanimously.*

Meeting adjourned at 8:29 PM.

Minutes approved by the Planning Commission this 21 day of July,  
2015.

  
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Tamara Stempel, Chair